

Chairperson John R. Clark  
Vice-Chairperson Michael Parks  
Parliamentarian Don Maxwell



Commissioners  
Michael Beckendorf  
John Bond  
Helen Chavarria  
Ralph Davila  
Robert Horton  
G.H. Jones

## AGENDA

**BRYAN PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, JUNE 18, 2009  
AT 6:00 P.M.  
COUNCIL CHAMBERS, BRYAN MUNICIPAL BUILDING  
300 SOUTH TEXAS AVENUE, BRYAN, TEXAS**

- 1. CALL TO ORDER.**
- 2. HEAR CITIZENS.**
- 3. RECOGNITION OF AFFIDAVITS FILED IN RESPONSE TO STATE LAW ON DISCLOSURE OF LOCAL OFFICIAL'S CONFLICT OF INTEREST.**

*All matters listed under Item 4, Consent Agenda, are considered routine by the Planning and Zoning Commission and will be enacted by one motion. All items approved by Consent are approved with any and all staff recommendations. There will not be separate discussion of these items. If the Commission desires to discuss an item on the Consent Agenda it will be moved (at the request of two Commissioners) to the Regular Agenda for further consideration.*

**4. CONSENT AGENDA.**

- A. Approval of meeting minutes from the workshop and regular meetings on June 4, 2009.**

*All matters listed on the regular agenda below are subject to individual staff presentations, discussion, and possible action by the Planning and Zoning Commission.*

**REQUESTS RELATED TO 5.27 ACRES OF LAND OUT OF G.H. COLEMAN SURVEY, A-10 LOCATED NORTH OF THE INTERSECTION OF F.M. 2223, AND F.M. 974 IN THE BRYAN'S EXTRATERRITORIAL JURISDICTION (ETJ) IN BRAZOS COUNTY, TEXAS – A PUBLIC HEARING WILL BE HELD FOR THE PLANNING EXCEPTION (Commission has final approval; appeals may be directed to City Council).**

**5. Planning Exception PE09-04: Nick Philipello, Jr.**

**R. Haynes**

*A request for approval of an exception from the Subdivision Ordinance requirement that water systems serving ETJ subdivisions shall meet flow requirements in accordance with the International Fire Code.*

**6. Final Plat [FP09-04](#): Cameron Ranch Subdivision**

**R. Haynes**

*Proposed Final Plat of Cameron Ranch Subdivision, being 5.27 acres of land out of G.H. Coleman Survey, A-10 located north of the intersection of F.M. 2223 and F.M. 974 in the extraterritorial jurisdiction of the City of Bryan in Brazos County, Texas.*

**REQUESTS FOR APPROVAL OF RESUBDIVISIONS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).**

**7. Replat [RP09-08](#): Cavitt's Woodland Heights Subdivision**

**M. Zimmermann**

*Proposed Replat of Lot 1 in Block N of Cavitt's Woodland Heights Subdivision, being of 2.201 acres of land located at the north corner of South Texas Avenue and Wayside Drive in Bryan, Brazos County, Texas*

**REQUESTS FOR APPROVAL OF CONDITIONAL USE PERMITS – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).**

**8. Conditional Use Permit [CU09-08](#): Robert McCleery**

**R. Haynes**

*A request for approval of a Conditional Use Permit to allow a detached single-family residence on property in a C-3 (Commercial) zoning district located at 4804 North Texas Avenue, being 0.3436 acres of land adjoining the southwest side of North Texas Avenue between Woodville Drive and North Earl Rudder Freeway (State Highway 6), specifically occupying part of Lot 4 of the Saladiner Subdivision No. 2 in Bryan, Brazos County, Texas.*

**REQUESTS FOR APPROVAL OF REZONING – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).**

**9. Rezoning [RZ09-12](#): Frank and Amy Pena**

**J. Fulgham**

*A request to change the zoning classification from Agricultural – Open District (A-O) to Commercial District (C-3) on 6.78 acres of land located at 2306 West State Highway 21, being part of Lot 6, Lot 7, and part of Lot 8 in the Park Heights Addition in Bryan, Brazos County, Texas.*

**10. Rezoning [RZ09-14](#): City of Bryan**

**R. Haynes**

*A request to change the zoning classification from Agricultural – Open District (A-O) to Planned Development – Business District (PD-B) on 269.412 acres located at 6120 E State Highway 21 in the Stephen F. Austin Survey (Coulter Airfield) in Bryan, Brazos County, Texas.*

**CONSIDERATION OF TEXT AMENDMENTS TO THE ZONING ORDINANCE– A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission makes recommendation; City Council has final approval).**

**11. [Proposed Text Amendments](#) to Bryan Code of Ordinances Chapter 130 (Zoning)**

**J. Fulgham**

*A proposal to amend the text of Bryan Code of Ordinances Sections 130-3, 130-14 and 130-21 adding a definition for a new use category identified as "micro-assembly" and permitting micro-assembly uses by right in Retail (C-2), Commercial (C-3) and South College Business (SC-B) zoning districts of Bryan.*

**REQUEST FOR APPROVAL OF ADMINISTRATIVE APPEAL – A PUBLIC HEARING WILL BE HELD FOR EACH ITEM (Commission has final approval; appeals may be directed to City Council).**

**12. Administrative Appeal [AA09-01](#): Leo Gonzalez, II**

**K. Russell**

*An appeal of the Site Development Review Committee's determination that final approval of a site plan for a proposed commercial development on property at 2107 South College Avenue requires prior approval (by the City of Bryan) of a formal replat of Lots 4 and 5 in Block B of Hillcrest Addition into one lot, in accordance with the requirements for such replats of the City of Bryan's Subdivision Ordinance.*

**13. ADJOURN.**

***The next regular meeting of the Planning and Zoning Commission is scheduled for Thursday, July 16, 2009 at 6:00 p.m.***

FOR INFORMATION ON SIGN LANGUAGE INTERPRETATION, TDD OR OTHER TRANSLATION OR ACCESSIBILITY INFORMATION, PLEASE CONTACT THE CITY OF BRYAN COMMUNICATIONS DIRECTOR APRIL SAGINOR AT 209-5120, AT LEAST 48 HOURS BEFORE THE SCHEDULED TIME OF THE MEETING IN ORDER THAT YOUR REQUEST MAY BE ACCOMMODATED.